UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

January 2016

Insert Resident Address Here

Re: Offer of Indoor Air Testing for Upstairs Apartments – XXX, Sunnyvale
Vapor Intrusion Indoor Air Investigation Update – Results of Ground-Floor Air Testing
Philips, Advanced Micro Devices 901-902, TRW Microwave Superfund Sites ("Triple Site")

Dear XXX,

As you may know, the U.S. Environmental Protection Agency (EPA) has been testing indoor air in schools and ground-floor residences in your neighborhood as part of a "vapor intrusion" investigation. As of this month, we have tested all four schools in your area and 120 households.

We have attached to this letter a fact sheet with more information about the project. This letter also provides you with the results of the indoor air testing for trichloroethene (TCE) that we have conducted at your building in the ground-floor apartments.

Sampling results from the ground-floor apartments do not meet EPA's requirements. The higher indoor air and crawlspace levels show that there may be a potential for unacceptable vapor intrusion to occur in the future. Therefore, a mitigation plan is being prepared for the building to address potential vapor intrusion issues, which will address both upstairs and downstairs units for the building. We will be submitting this plan to the owner of the building for their review and approval.

Because of these findings, EPA will be offering indoor air testing to all upstairs households after the building mitigation has been implemented. There is no cost to tenants or the building owner for this testing. We would expect concentrations on the second floor to be even lower than the results of the ground-floor apartment testing and therefore also below levels of concern. However, if you would like to have your home tested please call or e-mail me to schedule sampling.

Background on EPA Investigation: EPA has been investigating the potential for vapor intrusion—a process where vapors from groundwater contamination may migrate into the indoor air in buildings—in the Duane/San Miguel Avenue neighborhood. Certain rooms in five school buildings and 18 households have been found to be affected by vapor intrusion. We are designing mitigation systems for these buildings to prevent the vapors from continuing to come up and accumulate indoors. Please be aware that your drinking water is not affected by contaminants in groundwater. Your water for drinking, bathing and watering gardens comes from the Hetch Hetchy Reservoir in the Sierra Nevada Mountains.

How Do the Results Affect You? Since the source of the TCE contamination is from the groundwater underneath the building, the ground-floor units are more likely to be affected than the upstairs units. This is why EPA's primary focus has been on the ground-floor units only. Generally, if sampling results from ground-floor testing show that TCE concentrations in indoor air are below EPA's health protective screening levels, sampling in upstairs units is not conducted. However, if TCE concentrations in any ground-floor apartments or underneath the building in the crawlspace are above EPA's screening levels, EPA will conduct air testing upstairs if requested by the resident.

Health Protection Goals: EPA's goal for Superfund site-related chemicals is to keep exposures as low as reasonably possible. EPA considers the safe range of TCE concentrations for residents to be below 2.0 µg/m^3 (the short-term screening level). When an indoor air sample is collected and shows a concentration above the long-term screening level (0.48 µg/m^3) but below 2.0 µg/m^3, EPA uses this information to decide whether additional sampling or remediation is necessary, to confirm that levels continue to remain protective over time. More information about TCE can be found at this website: http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=172&tid=30.

TCE Indoor Air Results In the Ground-Floor Units: Higher levels of TCE were detected in the air inside the ground-floor units (up to 2.9 µg/m^3) and underneath the building in the crawlspace (up to 20.0 µg/m^3 in the crawlspace air). The indoor sampling results slightly exceed EPA's long-term screening level (0.48 µg/m^3) and the crawlspace air results exceed both EPA's long-term and short-term screening level (2.0 µg/m^3). The table below shows a summary of all the sampling results that have been received to date from the laboratory.

Sample Location	**TCE Concentrations (micrograms per cubic meter or µg/m^3) Highest Concentration Measured**			
	Oct 2015 (24-Hour Samples)	**Oct 2015 (14-day Samples)**	**Nov 2015 (24-Hour Samples)**	**Nov 2015 (14-day Samples)**
Ground-Floor Apartment Air Sample (Living Room)	**2.6**	**2.1**	**2.5**	1.6
Ground-Floor Apartment Air Sample (Bedroom)	**--**	--	**2.9**	1.3
Crawlspace Air Sample (Underneath the Building)	**19**	**20**	**13**	**6.5**
Outdoor Air Sample	0.028 – 0.62 (Range of outdoor air samples in the neighborhood)			
EPA Screening Levels				
Short-term Screening Level	**2.0**			
Long-term Screening Level	0.48			

Next Steps: We are developing a set of mitigation plans for your building to address potential vapor intrusion issues. We will submit these plans to the owner this month for their review and approval. We will also send you another letter shortly afterwards that provides an update on the indoor air testing results and plan for the mitigation work. The mitigation system that we plan on proposing to the owner is a system that will be installed underneath the building in the crawlspace to prevent vapors from continuing to accumulate indoors. We will notify you in advance of the construction activities, which we expect would take place over a weekend.

Again, EPA is offering indoor air testing to all upstairs households after the planned building mitigation activities are complete. If you would like your home tested, please call or e-mail me to schedule a sampling time that is convenient for you. There is no cost to you for this testing.

Please do not hesitate to contact me at any time at (415) 972-3050 or by e-mail to morash.melanie@epa.gov if you have questions. You may also contact EPA's Community Involvement Coordinator, Alejandro Diaz (fluent in Spanish), at (415) 972-3242 or by e-mail to diaz.alejandro@epa.gov.

Thank you again for your cooperation and participation in this air sampling investigation.

Sincerely,

Melanie Morash

Melanie Morash, EPA Project Manager